



County of San Diego

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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC REVIEW OF A GENERAL PLAN AMENDMENT

December 14, 2017

NOTICE IS HEREBY GIVEN that the County of San Diego is circulating for public review a draft Environmental Impact Report in accordance with the California Environmental Quality Act and General Plan Amendment for the following project. The draft Subsequent Environmental Impact Report (SEIR) and General Plan Amendment (GPA) can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and at the public libraries listed below. Comments on these draft documents must be sent to Kevin Johnston, Land Use/Environmental Planner at the PDS address listed above or via email to pds.advanceplanning@sdcounty.ca.gov and should reference the project name and numbers in this notice.

PROPERTY SPECIFIC REQUESTS GENERAL PLAN AMENDMENT, PDS2012-3800-12-005, PDS2014-REZ-14-006; LOG NO. PDS2012-ER-12-00-003; SCH NO. 2015121012. The project includes a GPA and Rezone for three project components. The first includes revisions to land use designations (and zoning use regulations when necessary for consistency) for 21 Property Specific Request Analysis Areas. These requests are generally for increased residential density. The second component includes revisions to land use designations and zoning use regulations of the former Champagne Gardens Specific Plan Area. The third component is a revision to Residential Policy 8 of the Valley Center Community Plan, addressing minimum lot size requirements in areas that have a land use designation of SR-2 or SR-4 and that have access to sewer service. This third component does not propose changes in allowed density. The three components of the project are located in the following Community/Regional Planning Areas of the unincorporated area of San Diego County: Bonsall, Borrego Springs, Campo/Lake Morena, Crest/Dehesa/Harbison Canyon/Granite Hills, Fallbrook, North County Metro, Pala/Pauma, San Dieguito, and Valley Center. The draft SEIR identified potentially significant and unavoidable environmental impacts to aesthetics, agricultural resources, air quality, biological resources, hazards, hydrology and water quality, land use, mineral resources, noise, population and housing, public services, transportation/traffic, and utilities and service systems. Comments on this proposed draft SEIR and the GPA must be received no later than **February 12, 2018 at 4:00 p.m.** (a 60-day public review period is provided instead of the required 45 days due to the many holidays that occur during this time). These draft documents can also be reviewed at the following libraries: Borrego Springs Branch Library, Campo-Morena Village Branch Library, El Cajon Branch Library, Fallbrook Branch Library, San Marcos Branch Library, Valley Center Branch Library, and, Vista Branch Library. Library hours and location can be found online at http://www.sdcl.org/locations_ALL-BRANCHES.html. For additional information, please email pds.advanceplanning@sdcounty.ca.gov or call (858) 505-6677.